Bradley Crossroads HOA Board Meeting

4/18/2022 at 6pmHeld on Zoom

Roll Call:

Steve Dobson

Alesha Draheim

Jacque Guinane

Crystal Aukens-Management Company Representative

Meeting Called to Order at: 604pm

Meeting called to order by: Jacque Guinane

1. Homeowner Concerns
2. Pet waste
3. Pet waste removal company tends to skip many parts of the property
4. Crystal will contact the owner and discuss how to solve this problem
5. Landscaping
6. Landscaping company has young teenagers that appear to be working for them
7. Landscaping is not being performed properly
8. Board will bid out other companies for landscaping and snow removal
9. Trash
10. A lot of trash is not being picked up due to vehicles blocking access for the truck.
11. A lot of homeowners park on Sun Seeker
12. Parking will be prohibited on Sun Seeker
13. Management company will order “No Parking” signs for Sun Seeker that will allow immediate towing.
14. Until signs are delivered, homeowners will be issued a parking violation with 24 hours to move the vehicle before the vehicle is towed.
15. Trash carts
16. Many homeowners have the wrong trash carts
17. Wind through the alleys blows trash carts to the wrong home
18. Crystal will be on site every 6 months to label/relabel all trash carts with the corresponding address
19. Abandoned vehicles
20. Abandoned vehicles (immobile for 72 hours) will be issued a parking violation and given 24 hours to move the vehicle
21. Car repairs
22. Absolutely no vehicle repair is permitted on Bradley Crossroads Property.
23. Crystal can recommend homeowners move their vehicles to Gladiator for repairs to be performed.
24. Financials
25. Checking: $91,172.69 as of March 31, 2022
26. Income should be about $8,970 per month
27. Monthly expenses vary month to month depending on the season but average in the warmer months is $3,490 per month
28. Currently have 2 homeowners who are delinquent but not more than 3 months
29. Trash service is suspended on the 10th of the month once a homeowner is 3 months behind on payments
30. Statements are sent out quarterly to anyone who is behind on payments
31. Violations
32. One homeowner received a parking notice for a vehicle that was disabled for more than 5 days. Vehicle has since been moved
33. Tire outside of 4643 Pleasant Port
34. Homeowners have 10 days from the day the violation is sent to rectify the issue. After the first violation, they will receive a second violation with a $25 fine. After another 10 days, they will receive a third violation with a $50 fine.
35. The only exception to this is pet fines. Any homeowner who does not pick up after their pet will receive an immediate $25 fine with their first violation.
36. Old Business
37. After sending out ballots for the third time, we did receive enough votes to establish a board of directors. (16)
38. Nothing else to be discussed as the homeowners assigned to the board by the declarant did not receive quorum at the meetings
39. New Business
40. Voting
41. 16 votes were received
42. Homeowners had the option to mail in ballots to maintain anonymity or email their votes back to the management company
43. Board members voted in : Steve Dobson, Alesha Draheim, Jacque Guinane
44. Vote on president, vice president, secretary, and treasurer
45. Responsibilities
46. Management Company Responsibilities
47. Receive, input, and keep track of payments received
48. Weekly inspections of property
49. Issue violations
50. Pay monthly bills
51. Set up any work requested to be done in the community
52. Maintain contact with service companies employed by the HOA
53. Communicate problems between homeowners and the board
54. Meeting agenda and minutes
55. Yearly budgets
56. Newsletters sent out quarterly
57. Board Responsibilities

a. Walk the neighborhood

b. Resolve homeowner concerns

c. Speak to homeowners

d. Reserve fund

e. Maintain continuity in contracts that the Covenants ensure to homeowners

1. Importance of Minutes
2. Once minutes are approved, they are considered a legal document.
3. Covenants should be updated every 5-10 years and include any changes made in meeting minutes
4. Board Voting
5. The Board will be permitted to hold votes via email
6. All votes made over email shall be entered into the next meetings minutes
7. Votes held over email cannot be enforced until the next meeting minutes are released
8. Solar Panels
9. Solar panels are now allowed in the community.
10. Statute in July 2021 forbid HOA’s from denying solar panel installation
11. Application must still be submitted-work orders
12. Solar Panel Agreement
13. Modifications permitted
14. Insurance
15. State Farm will no longer be providing insurance
16. Management company has been in contact with an insurance broker
17. Premiums will decrease but deductibles will increase
18. No changes will be made to what the HOA is responsible for covering
19. Waiting on bid
20. Insurance expires May 5
21. Current Contracts
22. The Scoop-pet waste removal
23. WSI-trash
24. Dream-Landscaping and snow removal. Add trash and rock cleanup?
25. MVP Homes-management
26. Add pest control?
27. In order to change any of these contracts at the end of their contract date, the board should collect bids from no less than 3 other companies and vote on which company to go with
28. Covenant Overview
29. There is no assigned parking. Everyone has a 2 car garage which must be used for parking
30. Anything installed on HOA property is the responsibility of the homeowner and must be left upon leaving-satellite dishes, cameras, etc
31. No parking in fire lanes or on Sun Seeker
32. We will not have a contract with Klaus at this time
33. Handyman
34. We do need a neighborhood handyman
35. Downspouts need to be replaced
36. Sump pumps
37. Railing repairs
38. Product Bool
39. Trash cans
40. Benches
41. Message Board
42. Next Meeting
43. Quarterly Board Meetings
44. One community meeting per year
45. Can be combined with required budget meeting
46. Meetings will be held on Zoom

Meeting Adjourned at: 813pm

Meeting Adjourned by: Jacque Guinane